

Class A Office Space - 5 Suites Available

455 Salem Place, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

Listing No:	2595
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Freestanding
Building Size (Sqft):	18,000 Sqft.
Lot Size (Acres):	1.35 Acre(s)
Total Sqft Available:	6,212 Sqft.
Lease Rate:	\$22.00/SF, Full Service
Lease Type:	Full Service
Leasing Comments:	Class A shared common space, community area and bathrooms

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	455
Street:	Salem
Street Suffix:	Place

Square Foot Information

Building Total Sqft:	18,000 Sqft.
Total Sqft Available:	6,212 Sqft.
Office:	6,212 Sqft.
Retail:	6,212 Sqft.
Min Divisible Sqft:	637 Sqft.
Max Contiguous Sqft:	4,252 Sqft.

Property Information

Parcel No:	03-27.0-100-059
Zoning:	PB-Planned Business
Zoning By:	Fairview Heights
Prior Use:	Piano Distributors
Parking:	60
Parking Surface Type:	Asphalt
Property Tax:	\$20,817

Tax Year:	2022
Traffic Count:	74,300

Structural Data

Year Built:	1978
Rehab Year:	2022
Exterior:	Stucco
Sprinklers:	Yes
Floors:	1

Land Measurements

Acres:	1.35 Acre(s)
Frontage:	180 ft
Depth:	180 ft

Transportation

Interstate:	I-64 (bldg is visible from Interstate)
Rail:	N/A
Barge:	N/A
Airport:	MidAmerica St. Louis